065.A	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	699,900	/	699,900
USE VALUE:	699,900	/	699,900
ASSESSED:	699,900	/	699,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	GLEN AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	PELTIER LAUREN M
Owner 2:	PALMER KATIE A
Owner 3:	
Street 1:	26 GLEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ODONNELL CAROLYN M -
Owner 2:	-
Street 1:	24-26 GLEN UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 1682 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	699,900			699,900
Total Card	0.000	699,900			699,900
Total Parcel	0.000	699,900			699,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.11 | /Parcel: 416.1

Legal Description

User Acct 312648

GIS Ref

GIS Ref

Insp Date 10/02/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.A-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	689,400	0	.		689,400	689,400	Year End Roll	12/18/2019
2019	102	FV	604,500	0	.		604,500	604,500	Year End Roll	1/3/2019
2018	102	FV	534,700	0	.		534,700	534,700	Year End Roll	12/20/2017
2017	102	FV	487,600	0	.		487,600	487,600	Year End Roll	1/3/2017
2016	102	FV	496,800	0	.		496,800	496,800	Year End	1/4/2016
2015	102	FV	459,300	0	.		459,300	459,300	Year End Roll	12/11/2014
2014	102	FV	438,500	0	.		438,500	438,500	Year End Roll	12/16/2013
2013	102	FV	387,500	0	.		387,500	387,500		12/13/2012

!15838!

PRINT

Date	Time
12/11/20	05:30:51

LAST REV

Date	Time
11/14/17	12:34:11

mmcmakin

15838

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODONNELL CAROLY	66300-493		10/29/2015		526,000	No	No		
SHYAMPRASAD SAN	62469-188		8/16/2013		480,000	No	No		
GREENSIGN LLC,	56520-19		2/25/2011		396,500	No	No		
GREENSIGN LLC,	55978-573		12/3/2010			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2010	812	Redo Kit	30,000					REDO BATH / REDO P

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2017	Meas/Inspect	DGM	D Mann
3/28/2016	SQ Returned	EMK	Ellen K
8/21/2013	Info Fm Plan	BR	B Rossignol
2/23/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	41886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8210																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	47.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.27425671
Const Adj.:	0.98990101
Adj $ / SQ:	372.109
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.11000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784646
Depreciation:	84742
Depreciated Total:	699904

COMMENTS

GLA=1682 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	413.04
Special Features:	0	Val/Su Net:	416.11
Final Total:	699900	Val/Su SzAd	416.11

SKETCH

UnSketched SubAreas:
GLA: 1682,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,682	372.110	625,888

Net Sketched Area:	1,682		Total:	625,888	
Size Ad	1682	Gross Are	1682	FinArea	1682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

065.A-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: